

**ORDINANCE NO. 2011-01
THE FALLS AT OAK CREEK ZONING REVERSION**

AN ORDINANCE OF THE CITY OF SEDONA, ARIZONA, REVERTING THE ZONING OF THAT PROPERTY DESCRIBED AS COCONINO COUNTY ASSESSOR'S PARCELS NUMBER 401-26-019D AND 401-26-011A FROM PRD (PLANNED RESIDENTIAL DEVELOPMENT DISTRICT) TO ITS FORMER CLASSIFICATION OF RS-18B (SINGLE FAMILY RESIDENTIAL; DIRECTING THE AMENDMENT OF THE ZONING MAP; PROVIDING FOR REPEAL OF ORDINANCE 2008-07 UPON THE EFFECTIVE DATE OF THIS ORDINANCE.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEDONA, ARIZONA AS FOLLOWS:

Section 1. Description and Reversion.

The subject property is Coconino County Assessor's Parcels numbers 401-26-019D and 401-26-011A, containing approximately 3.88 acres, and located at 1156 Highway 179, known as the Oak Creek Mobile Lodge, in Sedona, Arizona. The property was rezoned in Ordinance 2008-07, on August 12, 2008, from RS-18b (Single Family Residential) to PRD (Planned Residential Development District), upon completion of the conditions set forth in Resolution 2008-24 concerning the development of "*The Falls at Oak Creek*" condominium project. One of the conditions stated that the applicant had to obtain a building permit for the first building and commence construction within two years of approval by the City Council. When this did not occur, the applicant sought a time extension pursuant to § 400.11 of the Land Development Code of the City of Sedona. After public hearings before the City Council and the Planning & Zoning Commission, the Council has determined that the applicant has failed to diligently pursue the project, and it is hereby reverted to its former zoning classification of RS-18b pursuant to §400.11.A of the Land Development Code and ARS § 9-462.01.E.

Section 2. Zoning Map

The zoning maps of the City of Sedona shall be amended to reflect reversion of the property to RS-18b, and at least three (3) copies of the map shall be kept in the office of the City Clerk for public use and inspection.

Section 3. Repeal

Ordinance 2008-07 is hereby repealed.

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PASSED AND ADOPTED by the Mayor and City Council of the City of Sedona,
Arizona, this 11th day of January 2011.

Rob Adams, Mayor

ATTEST:

Randy Reed, CMC, City Clerk

APPROVED AS TO FORM:

Michael Goimarac, City Attorney